150 HOUSES FOR SALE

Northwestern
SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"A MASTERPIECE IN PLANNING"

Invest $3,000 in happiness. Yes, that's all you need to buy this "Charming California stucco bungalow." 1,400 sq. ft. well designed for family living. "Extra Room" that means so much to busy parents. Three excellent bedrooms off thru hall. Well carpeted. Living room has attractive fireplace, full dining room, and cabinet kitchen with extra dining area. Hot-water oil heat. Drive-in garage. Nice garden. Dial MRS. WELLINGS to view, EV 5-6741 or GR 7-2769

"OAK BAY SOUTH"

This delightful 3-BEDROOM family home has a 25'x13' living room and fireplace, 12'x12' dining room, elec kit with separate breakfast nook. Drive-in garage. Grounds fully landscaped. Close to schools, shops, bus, etc. Quiet street. Full price $12,750
Phone S. SPAVEN EV 5-6741 or EV 4-7013.

"SUBURBAN MODERN WITH EXTRA LOT"

Buy this 3-bedroom home in the 4-mile circle that features hot-water oil heat. Granite barbecue grill, excellent for smoking your own salmon) and secluded sun deck over garage (sun worshippers, please note). The low down payment is just the price of the lot, only $1,500. Pick up your phone and call AKSEL PETERSEN, EV 5-6741 or EV 4-6571 and let's arrange to see it, and compare the value!

"3 YEARS NEW" ONLY $1000 DOWN

Lovely 3-bedroom bungalow on quiet street. Tastefully decorated. Over 1,100 sq. ft. of oak floors. Automatic oil. Floor covers, drapes, TV antenna. Car port with workshop. ONLY $1,000 down. Just like winning a sweepstake. Immediate possession. DOWN ONLY $1,000. With easy terms. No drive-by please. To see call SUZANNE HOBSON, EV 5-6741.

"INDEPENDENCE" FOR $750 DOWN $750

Duplex has 5 rooms down and 3 rooms plus bath up. Oil heat. Taxes $114 per year. Basement. Stucco. 2-car garage. Walking distance to town.
S. SPAVEN, EV 5-6741 or EV 4-7013. Price only $10,950

"S x S DUPLEX"

FOUND. Side-by-side duplex, 2 sep units. Light, heat, baths, etc. Each has 4 rooms, fireplace, garage. Rentals $120. For a home or trouble-free investment see this $10,750
I. G. PATRICK, EV 5-6741, Res. EV 3-9043.

"OAK BAY"

DUPLEX, 1 and 2 bedrooms. AUTO oil heat. A carefree home with $85 revenue only $5,000 DOWN. MRS. SIMPSON, EV 5-6741 or EV 5-3542.

"BEEN LOOKING?"

In Oak Bay South, 1-year-old stucco bungalow with spacious rooms. Picture windows, 3 bedrooms, full high basement, roughed-in rumpus room, fireplace, roughed-in plumbing. Living room has mahogany wall and California sandstone fireplace. Adequate terms. Please call VERA PIPES, EV 5-6741 or GR 7-3532.

"REVENUE HOUSE"

Good location in city. 2 suites rented and one for owner, full basement, drive-in garage, suitable for 3 cars, spotless property for only $10,500
Terms considered. Call STAN ROZYLO anytime, my pleasure to show it. EV 5-6741 or EV 4-6104.

"NEED MORE ROOM?"

This may well be the answer to your problem. Smart stucco home with enclosed stairway leading to unfinished attic that with a little effort would provide two dandy EXTRA bedrooms, making a total of FOUR. Full basement. Hot-water heating. Nestled in a setting of shrubbery and trees, this could be your pride and joy. You will be agreeably surprised at the price and terms. MAKE NO MISTAKE—BE SURE that you see this BEFORE you make a decision. Why pay MORE for LESS? Call DON BACON, EV 5-6741 or EV 4-0237.

$$ COMMON CENTS $$

Your common sense tells you to fix a dripping tap although it only WASTES WATER! Now about paying rent? This WASTES MONEY AND you CAN do something about it! Phone JIM GOLBY at EV 5-6741 and see these LEAK STOPPERS which can be bought for as little as $500 down.

"OAK BAY"
$2,500 DOWN

Large 3-bedroom bungalow 1,300 ft., ample closet space, cosy living room, modern kitchen, dinette space. In excellent location. Stoker heat. Bal $85 per month.
GORGE $1,000 DOWN
Stucco 4-room bungalow, modernized with auto heat. Gas range, Bendix included. Good location, bal at $75 per month. Please call TED CHARTRES, EV 5-6741 or EV 5-5508.

"HIGH QUADRA" 3 BEDROOMS

A comfortable, good looking home with 3 bedrooms and spacious living room. A large cabinet kitchen with dining area to seat a family. Extra room in basement. Good district close to schools and transportation. A pleasure to show.
Full price $10,500
$2,500 down.
Phone HARRY HOBSON at EV 2-7828, EV 5-6741, anytime.

"4 BEDROOMS" CEDAR HILL-SHELBOURNE

Beautiful family home in top condition. Four bedrooms, living room, dining room, good family kitchen, full basement, hot-water heating.
Full price $9850
$3,500 down or trade in your present home as down payment. Eric A. Macfadyen, EV 5-6741, 24-hr. telephone service.

Northwestern
SECURITIES OF VICTORIA LTD.
631 YATES AT BROAD. EV 5-6741

"ILLNESS FORCES SALE"

Ladies' dress shop in well-settled area, must be sold. One person operation—over $9,000 stock. Over $9,200 sales 1958.
Asking price $8000
This is real value—please call MR. STRETCH at EV 5-6741 or EV 3-7436.

"MERRIMAN DR."

No imagination, there are 1,290 sq. ft. and only 3 years old. Fully landscaped, 62x116 lot. Built by a famous contractor with good reputation, 3 bedrooms, living room itself is a dream, nice dining room, large cabinet electric kitchen, and of course rec. room, drive-in garage, everything heated by best O-O-M package heat. Call STAN ROZYLO. Pleasure to show. EV 5-6741 or EV 4-6104.

"TRY $2000"

Down on this 2-bedroom cosy shining clean, full basement, 3-year-old cottage. Venetian blinds and drapes go with it also. A lovely little home for someone at a good buy. Phone H. BITTERMAN, EV 5-6741.

"$1500 DOWN"

You can't beat this 3-bedroom house, older of course but ideal for family. Quiet street and lovely area. Full price $8600
Particulars on request, VERA PIPES EV 5-6741, GR 7-3532.

"$1000 DOWN" TWO BATHS

Here are 2 homes that are ideal for the larger family. One has 4 BEDROOMS AND 2 BATHS. The other has 6 BEDROOMS AND 2 BATHS. Both of these homes are exceptionally good, well constructed on full basements. For an immediate appointment to view call BILL HODGSON, EV 5-6741 any time. Full price only $7,500 and $7,950.

"$1498 DOWN"

And only $67 per month buys you this nice 3-bedroom home. Clean high Quadra district, big yard. Call H. BITTERMAN, EV 5-6741.

"WANTED"

1 or 2 acres with house in Langford. Call DORIS ADAMS, EV 5-6741 or GR 8-3294.

"SPECIAL BUY"

Low down payment buys this good 5-room siding bungalow with basement. Balance $60 month. MRS. JOHNSTON, EV 5-6741, res. EV 2-5655.

"ONLY A FEW STEPS TO LAKE"

Bright and cheery bungalow with basement, 2 bedrooms, spacious family kitchen, wired for range. Living room and dining room, fireplace. This is a really lovely place, close to transportation and schools. IMMEDIATE POSSESSION. Good-size lot. Full price, easy terms $7750
Phone HARRY HOBSON at EV 5-6741 anytime.

"VICTORIA WEST"
2-BEDROOM HOME

Convenient to shop and transportation. Cabinet electric kitchen, utility. Partial basement with new automatic oil hot-water furnace. Comfortable and warm. No steps. Terms can be arranged.
Full price $7500
Call FORD McBRATNEY EV 5-6741 or EV 3-0429.

"REDUCED PRICE"

Owner has to leave town—reduced price for quick sale this lovely stucco bungalow consists of 2 bedrooms, cosy living room, fireplace, large kitchen, attached drive-in garage, young fruit trees and lovely small garden. All the house fully insulated. Only 11 years old, for $6900 only
Or near reasonable offers.
Call STAN ROZYLO, EV 5-6741 or EV 4-6104 anytime.

Oak Bay Realty
FOR OAK BAY HOMES

4 BEDROOMS ON BEACH DRIVE

This family home located in one of the most desirable areas in South Oak Bay is approximately 20 years old and is in very good condition. There are 2 bedrooms, den, living room, dining room, 4-pce bath and excellent cabinet electric kitchen with nook on the main floor. Two more large bedrooms on second floor. Full concrete basement and automatic oil hot-water heat. Very charming garden contains several fruit trees.
Full price $18,250
Vendor will accept $5,000 cash with balance on good 1st mortgage. For further information on this exclusive listing please call R. L. Stiles EV 5-7707 anytime.

DRIVE BY 2501 WOOTTON CRESCENT

Modern stucco bungalow situated in OAK BAY close to bus lines, R.C. Church, etc. "L" shaped living room, 2 good bedrooms. Cabinet kitchen with breakfast space. Utility room. Automatic oil heating. Electric H.W. carport. Can be handled with $2,000 down and good monthly payments. Do not disturb the occupants. For further details call B. J. Leverton EV 5-7707 anytime.

OLIVER STREET

Close to Oak Bay shopping centre. This very attractive 5-room bungalow has a large living room and dining room, bright kitchen with nook, wired for range. Small sunroom, 2 bedrooms and bathrm. Part basement and automatic hot water heating. Ideal for a small family.
Price with terms $12,600
Please call W. G. Curtis, EV 5-7707 anytime.

MOVE IN NEXT WEEK $3000 DOWN

Sitting in a motel with your furniture in storage? Be prepared to move next week into this quality pre-war Bungalow. Extra-large living room, full guest-sized dining room, through hall, 2 good-sized bedrooms, workable kitchen has good-sized nook. Full basement. Oil-O-Matic heating, drive-in garage. Full price $12,250
Call Mr. Whyte, EV 5-7707 anytime

MEARS & WHYTE
OAK BAY REALTY LTD.
2188 OAK BAY AVE.

WESTERN HOMES LTD.
611 YATES STREET

OPEN HOUSE SAT. MARCH 28 2.30 - 5 P.M. 1222 GOLDSTREAM AVE. LANGFORD "LAKE VIEW"

Drive out the old Island Highway to this brand new 2-bedroom bungalow situated overlooking Langford Lake. Mahogany cabinet kitchen, roomy living room with terrific view. Two bedrooms with large closets, wall-to-wall carpets, Pembroke bath, automatic heat. Large piece of property suitable for development. Clear title. $8500
Price
Mr. Thornber and Mr. Evans in attendance. Phone EV 2-2157 anytime.

$800 DOWN JUBILEE

Brand new stucco rancher of seven rooms. Oil heat. Possession in one week. See this NOW $13,950
at
Mr. Evans, EV 2-2157, EV 5-5533.

VALUE

Yes, there is real value in this contemporary split-level rancher. Situated in Greenridge Cres. with lovely view. 2½ yrs old with 6 spacious rooms on the main level PLUS A 3-ROOM FAMILY SUITE WITH SEPARATE PLUMBING AND PRIVATE ENTRANCE ON THE LOWER LEVEL. Lot is 80x140, completely landscaped. Large cement patio, trees, shrubs, fish pools, etc. Taxes $229. Large 5% NHA mortgage. Truly value packed.
Price $18,990
For appointment please call Roy McGillivray, EV 2-2157; eves. GR 9-1804.

DUPLEX PLUS ESQUIMALT RED HOT

Owner leaving for prairies and will give almost immediate possession of this legal duplex consisting of two 4½-room suites with bathrooms plus another 2½-room suite with bathroom. However the small suite is non-conforming as this home is only zoned for duplexing—but it would be ideal for members of the family who possibly would like to live together yet would like to have a certain amount of privacy. The price is low because the owner wants cash to the mortgage and it does need some decorating in the upstairs rooms. The two main suites are in good condition. 2 electric stoves are included. Each suite consists of living room, kitchen and large dining space, 2 good bedrooms and bathroom, separate meters, separate entrances. Never a vacancy. Both suites are always rented at $60 and $65 per month. New wiring and switch boxes, new automatic electric hot water tank. Hot air piped furnace, laundry trays. Lot 60'x117, all fenced, good soil. Low taxes, estimated taxes for 1959 approx. $130 which allows for new street improvements. South of Esquimalt Road very near to the ocean, partial water view. This is a dandy for anybody who is handy with a paint brush. $9700
Price
Roy Smith, GR 7-3549, office EV 2-2157.

NHA AS LOW AS $1000 DOWN NO EXTRAS HIGH LAKE HILL

DRIVE BY CAMROSE AND MAPLEWOOD—LOOK FOR OUR SIGN. ALL LOTS ON SEWER, PARKLIKE SETTING . . . 3 HOMES UNDER CONSTRUCTION. 2 MILES FROM CITY CENTRE, ONLY 13 LOTS LEFT. FOR ADDITIONAL INFORMATION PLEASE CALL HOWARD BLAKE, EV 2-2157; RESIDENCE EV 2-6719.

DRIVE BY 1554 DESPARD

This beautiful 8-room home consists of approx. 2,500 sq. ft. Lot size 212x100. Clear title. MAIN FLOOR: Thru hall, 10x18, LR 15x20, DR 14x13, Den 9x14, No. 1 oak floors, an elaborate American stainless steel white enamel kitchen 13x51, Arcadia sliding door into DR balcony, rec. or game room 23x15 and powder room. 2ND FLOOR: 3 bedrooms with 3-pce bath off of master bedrm., also extra 4-pce bath. GROUNDS: Fish pools, natural rock garden, underground sprinkler system, concrete patio, one of the most spectacular views in Victoria.
Full price $32,200
With terms. Please do not disturb owners. Seen by appointment only.
Howard Blake, EV 2-2157, Res. EV 2-6719.

HENDERSON ROAD OAK BAY RANCHER

This delightful home in an exclusive location combines gracious living with economical buying. It has 6 beautiful rooms plus finished rumpus room. All rooms are spacious and well planned with oak floors throughout. High-grade tiled kitchen with layout for all appliances, plus nook. The basement contains one of the best oil heating units. The whole floor is completely tiled. Mahogany panelled rumpus room with fireplace. Grounds are landscaped with many shrubs. Cement patio in rear. This home is practically new and has all the charm, convenience and simple dignity of the familiar ranch style, in a restful setting on an exclusive street only one block from the new Uplands Elementary School. Shown by appointment only. M.L.

FULL PRICE $21,750

With $7,500 down, balance easy. Phone George Clark, EV 2-2157, Res. EV 2-3453.

NEWSTEAD REALTY LTD.
766 Fort Street EV 2-8117

BEAUTIFUL CRESTVIEW
PANORAMIC VIEW OF CADBORO BAY

Lovely combined LR and DR with Swedish fireplace. Pass window to large kitchen with cupboards finished in natural colored wood. Three bedrooms, bathroom, and reception hall complete main floor. Finished rumpus with fireplace, den, extra plumbing on lower level. Many other points of interest in this beautifully finished home.
Asking price $26,500
G. H. E. Green, EV 2-8117, Eves. GR 7-1427

$2500 Furnished or Unfurnished

Beautiful landscaped comfortable 2-bedroom home, elec cabinet kitchen, full basement, auto oil heat, close to all conveniences. Immediate possession. Good terms and low taxes.
Furnished $12,500
Unfurnished $11,500
Call Mrs. Seguin, EV 2-8117 or eves. EV 4-3536.

PEMBERTON HOLMES, Ltd.
ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

IN EASTER PARADE

THIS PROUD new home is worthy of an Easter inspection. Ideally situated on a large lot with sea views. Quiet, paved street with all near-new, quality homes, but not a subdivision. Stores and schools are close by. If you are a two-car family there is plenty of room to add on to the carport. Just a short walk to one of our finest beaches. The home features large living room, dining area, bright kitchen with large nook, 4-pc bath with vanity; three good bedrooms. Full cement basement. See it soon. C.T.M. $16,750
Full price
Phone E. K. Lane, EV 4-8124; res., EV 2-5592.

WATERFRONT Semi-Private Beach Good Boat Mooring

This is definitely the most attractive waterfront property at present available. Consists of a Tudor-type, stucco, 3-bedroom bungalow with dining room, modern kitchen, rumpus room with fireplace, large sun room. Automatic oil hot-water heat. Approximately 2 acres in lawn, orchard and small fruits. Easy access to beach. Very private.
Clear title. Price $29,500
Jack Middleton, GR 9-4327 eves.
Jack Brown, EV 4-4976.
Office, EV 4-8124.

ROCKLAND Refinement in Detail

Inevitably, a new home in the Rockland area must appreciate in value. We offer such a home which has been occupied for only a short time, and is for sale due to special circumstances. This is a perfect home for a small, mature family, ideally located and of a standard of workmanship well above average $15,500
Existing mortgage approx. $11,000 at $93 monthly P.I.T.
EV 4-8124, Mr. Simpson; res. EV 5-7369.

DRIVE BY 1789 Cedar Hill X Rd. Do Not Disturb Owners COUNTRY HOME MAGNIFICENT VIEW

LARGE LIVING ROOM. SUN ROOM. LARGE DINING ROOM. 3 BEDROOMS, 2 BATHROOMS. ONE ACRE OF LAND. LARGE GARAGE. $18,000
OIL HEAT
TERMS. EXCLUSIVE CONTRACT. MR. HEPBURN, EV4-8124; RES. EV 3-7039.

OAK BAY DUPLEX

6-ROOM SUITE. Two bathrooms plus 3-room and bath rented at $65. View from all windows. High and dry. $5,000 will handle. Full Price $19,950
sq. ft. Jack Brown EV 4-4976, Jack Middleton GR 9-4327. Office Phone EV 4-8124.

HERE'S THE ANSWER

For those on a small pension or tight budget, this snug, 4-rm bung provides economical comfort. Just re-decorated, there's no barrl, no steps. Large matching garage and high garden lot; on sewer, with low taxes. Second bedrm could be DR. Try $1,000 down and $75 per month. OIL RANGE INCLUDED at $7500
Mr. Love, EV 4-8124; res. EV 4-6036.

BRENTVIEW SUBDIVISION Sea View Property

We suggest you drive by this delightful area and pick your lot before they are all taken. Only three lots left out of 20. 75' frontage by 140' deep, all cleared, no stumps or rocks, good drainage. Light, water and phone available. Located on Verdier Avenue (on your way to the ferry). LAST THREE LOTS. ONLY $1000 each. Terms arranged. NHA possibilities. EXCLUSIVE. W. Woodley, EV 4-8124, res. EV 4-3916.

$1000 DOWN (OR OFFER)

Balance to vendor at less than rent. Stucco and shingle 5-room bungalow. Full basement, coal and wood piped HA furnace. Drive-in garage. Full price $7950
D. E. Wilkinson, EV 4-8124, res. GR 5-2610

$15,500

Delightful English cottage style, two-bedroom home in the Gordon Head area. This overlooks the straits and has a marvelous unobstructed view. Good-sized living room with fireplace, den, dining area. Modern cabinet kitchen and two good-sized bedrooms. Large utility and workshop and double garage. Oak floors throughout. Hot-water heat. Beautifully planted and landscaped $15,500
Mrs. Kirkpatrick, EV 4-8124, res. GR 4-1972

CALL OUR NHA DEPARTMENT

for a discussion of the possibilities of trading your equity in present home or property on a new NHA home. Arrangements can be made to enable you to move into your newly built home on its completion, from your present home in one move. We will welcome your inquiry so call now. EV 4-8124. Ask for NHA Dept. or eves. Jack Middleton GR 9-4327.

FINANCIAL SURVEY LTD.
1324 GOVT. ST. EV 4-9305

EXCLUSIVE

Just listed! 6-rm bung, lovely location on Burdick St., Oak Bay. Has thru hall plan, 15x20 living rm with FP and picture windows. Lge dining rm, elec kit, utility rm, used as nook. Panelled den with FP (could be used as third bedrm), 2 bedrms, 4-pce bath with vanity. Full bsmt. Oil heating. Rumpus rm. Sep garage, blacktop driveway from lane. Taxes approx. $200. $5,000 will handle. Price $16,900
For appt to view phone Roy Gill, res EV 4-3310.

JUBILEE

SIDE-BY-SIDE DUPLEX (OWNER WILL TAKE SMALL BUNGALOW AS DOWN PAYMENT). Stucco finish, 4 rms plus Pembroke bath each unit, full basements, hot-water heating. This is an exceptional offer in a rental location which is always in demand. Illness forces sale. Total price only $13,800
Offers invited. A. E. Seeber, Res. EV 5-2875.

GORGE—4-RM STUCCO

A lovely little home for a couple. Living rm with FP, cabinet kitchen, 2 nice bedrms; attached garage. Lot all fenced. Everything neat and tidy. Exceptional value $6950
S. W. Anderson, res. EV 2-8917.

OAK BAY

Excellent location, stucco bungalow, living room, dining room, kitchen, 2 bedrooms, 4-pce bath. Basement with extra room. O-O-M heat. Price $13,990
H. A. HUMBER LTD.
620 View St. EV 2-9161

BOORMAN'S

OAK BAY 5 ROOMS $8500

Excellent older-type bungalow as clean and neat as a new pin. Close to the Avenue, stores, churches and bus. New heavy wiring throughout and new oil pkg. heating unit. An attractive home at an attractive price. CAN BE PURCHASED FULLY FURNISHED, ready to move into. Full price (unfurnished) $8500
T. Smith, res., EV 4-7325

MT. TOLMIE AREA Modern Stucco Bungalow

A very reasonable down payment may be considered on this excellent home. Eight years old, this home features large living room with open fireplace and oak floors. Dinette, kitchen wired for electric range and tile sink. Two excellent bedrooms on main floor. Finished room in basement. Drive-in garage. Air conditioned oil package unit and many other features. This is an excellent buy. Full Price (terms) $11 500
W. I. Boorman, Eves. EV 4-0434.

GORGE NHA $2200 DOWN $88.50 P.I.T. 3 BEDROOMS OAK FLOORS

Mahogany kitchen cabinets, full basement with oil heat and drive-in garage.
On sewer. Price $13,465
For appointment to view phone Stan Cornish, Res. EV 3-5878.

FAIRFIELD DE LUXE HOME, 3 BR'S

Owner transferred, must sell this lovely 3-bedrm N.H.A. home with a generous 5¼% mtge. Built two years ago. The LR is very attractive, has raised hearth, Roman tile brick FP. DR, beautiful well-planned electric kitchen with breakfast nook. Twin-size master bedrm. natural wood panelling on one wall, LR and hall. Full high 8-ft. basement. Oil-O-Matic heating. Separate dr-in garage, overhead steel door. Good size lot. Lovely location for school, shops and store. Priced to sell at $15,750
R. F. Harris, res. GR 7-2998

OAK BAY Quality - Charm

Close to the sea and on street of lovely homes, 5 spacious rooms plus large utility, all on one floor. Beautiful condition throughout. Wide entrance and through hall. Approx. 1,300 sq. ft. floor area. Basement. Pkg. oil heat. Garage. Full price (terms) $16,500
C. Kelly EV 3-7124, res. EV 3-4864
F. Long, EV 3-7124, res. EV 2-2516

OAK BAY NORTH (EXCLUSIVE) 6 ROOMS PLUS OIL HOT WATER HEAT

LAWN SPRINKLER SYSTEM. LOCAL IMPROVEMENT TAX FOR ROAD ENDS WITH PAYMENT OF 1959 TAXES. Here is a modern home in a modern district with low taxes and a 4½% loan. LR 22x16 L-shaped to family DR, excellent kitchen with laundry section, three good bedrooms, 4-pce bath. Basement has heated bedroom and area for rumpus. Large landscaped lot. Price $17,950
J. S. Boorman, res. EV 2-5036

DRIVE BY
3470 CALUMET
3 BEDRMS—NHA
$2,091 DOWN, $89 MONTH
Further particulars, res. EV 2-5036

DEAN HTS. TO BE BUILT NHA 3 BEDS $2556 DOWN

Spacious bungalow (1,136 sq. ft.), thru-hall plan. Full bsmt. Oil heat.
Features:
Brick planter in entrance hall.
Mahogany panelling on fireplace wall.
Exhaust fan over range.
Breakfast nook in kitchen.
Vanity in bathroom.
To be built on Carnarvon St. between Dean and Richmond.

Down pymt	$ 2,556.00
NHA loan inc 2% mort fee and legal fees	$11,944.00
Mo pymt inc taxes, $95.50	
FULL PRICE	$14,500.00

For further details phone Geo. Haney, res. EV 2-2386; Allan Mutch, res. EV 3-713?

BOORMAN INVESTMENT CO. LTD.
611 FORT ST. EV 3-7124

C.N. Montague CO. LTD.
1026 Blanshard at Fort EV 4-9318

CHARMING 3-bedrm. split level TRY $3500 DOWN

Brand new 2-tone stucco, situated on a quiet street near Colwood Golf Club. Attractive entrance hall, up 3 steps to gracious LR, FP, hwd floors. Extremely smart kit, dining area, W 220, utility. Lge closets, drive-in garage. Oil-O-Matic. 3-bedrm homes are scarce in this desirable location. See it now before it's too late.
Asking price $14,200
Ruth E. Hutcheson, EV 4-9318, GR 8-3536.

BEAUTIFUL GARDEN OAK BAY

Modern, 5 rooms, 2 bedrooms. Large living room-dining room. Wired for range, elec hot water. In immaculate condition. Full bsmt. Oil heat, drive-in.
Price $12,750
Miss Preston, EV 4-9318, EV 3-7955.

LOVELY SETTING

Choice 3-bedrm stucco bung, L-shape LR and DR, hardwood throughout. Full bsmnt, oil heat. High location. 3-mile circle with fine open view in the Blenkinsop-Cedar Hill area. Large lot, oak trees. Price (reasonable offers considered) $14,600
Call B. E. Porritt, EV 4-9318, EV 4-6159.

NHA

$1,000 down will buy you a brand new 2 or 3-bedroom home with or without basement, 2 miles from city centre and on sewer. No extras to pay. Enquiries welcomed. EV 2-2157, res. EV 2-6719.
WESTERN HOMES LTD.

PLASTER AND STUCCO. 3 BEDrooms, sea view, 5-year-old rancher, oak floors, new automatic oil heat and electric water heater. Drive-in garage. Basement suite, additional bath. Large grounds, young fruit trees. GR 9-3969.

TOWN & COUNTRY HOMES LTD.
851 Pandora Avenue EV 2-7276

DON'T BE A
FUNNY BUNNY

Be a SUNNY BUNNY in this immaculate CITY HOME. Your family will enjoy it and you will know that it is on sewer, close to bus, good schools and shopping centre. It is a clean home and will keep clean with economical radiant heat! It has two bedrooms plus one in basement and all rooms are spacious, including the separate dining room. Just three years young, on easily-kept lot. PRICED FOR EASTER BUYERS at $12,195
this weekend.
Phil Simpson, EV 2-7276 or EV 5-5542

MOVE IN 1620 GARNET

NEW, vacant, 4-rm plus utility and attached garage, just south of Ruby Road, off Shelbourne Street. Close to bus and store.
PRICE $8950
Ken Sturgeon, EV 2-7276; res. GR 7-1380.

GORDON HEAD 4327 MAJESTIC

Spotless, well conditioned, modern, full basement. Oil-O-Matic family bungalow. Attractive 80'x150' lot in fruit trees, lawns and garden. Thru hall, spacious LR, FP, 2 large bedrms, 4-pc Pembroke bathrm, large cabinet electric kitchen with dining area. Large, heated bedrm in basement. Easy terms at $12,800
Call George Thorneloe, GR 7-2771.

CITY-QUADRA 3176 FIFTH

City convenience offered in this lovely, spacious family bungalow with excellent floor plan. Thru-hall plan with 15'x18' LR, 3-bedrms (12x14, 12x15), 4-pc Pembroke bathrm, large cabinet kitchen with front dinette. Full high basement. Oil-O-Matic heating. Lovely basmt bedrm. Separate garage. Good garden lot.
Call George Thorneloe, GR 7-2771.

DREAM HOME

In exclusive CITY area, this new de luxe home offers the ultimate in modern living. About 1,500 sq. ft. it has all spacious rooms including three lovely bedrooms. Master bedroom has private vanity bath. There is tasteful use of mahogany panelling, lovely oak kitchen and dinette, living room on main floors. Full basement, roughed-in rumpus and plumbing, two-car garage. You would expect to pay more but the builder says $22,000
Good terms.
See Harry Forrest or Phil Simpson, EV 2-7276.

TOO SMALL

For that growing family. Try this 4-bedroom semi-bungalow with its large living room and family dining room plus large immaculate cabinet kitchen. High location near schools, stores and bus. Terms $1,500 down, $67 per month. This is right for you.
Price $8600
Mr. Ludlow, EV 2-7276 or EV 3-5101.

Immaculate Cedar Hill X-Rd.

This 2-bedroom stucco bungalow has an L-shaped living and dining room 17'x21' 6" and 4-pc Pembroke bath. Full high basement with drive-in garage and O-O-M heating. Nice, open lot 68x120, fenced and in lawn. Excellent mortgage existing at 5¼%. THIS IS A GOOD BUY AT $13,500
Duncan Bingham, EV 2-7276 anytime

PARLIAMENT BUILDINGS

Are not for sale but this cute 2-bedroom bungalow is WITHIN WALKING DISTANCE. Nice living room with fireplace, wired cabinet kitchen, Pembroke bathroom and utility room combine to make an ideal home close in. Built years old.
Full price $8950
Contact Harold Ware, EV 2-7276; Res., EV 2-1461.

CAPITAL CITY REALTY
630 Cormorant St. EV 4-1922

WATERFRONT GORGEOUS VIEWS

The loveliest 2-acre site on Saanich arm, 250 ft of superb seafront, level rich soil, in fruits, gardens, trees and lawns. Solid wharf, float and boathouse. Never-failing water supply, greenhouse, garage, workshop, chicken house. The dwelling is a 2-bedroom bungalow, modernized, in good condition with auto oil heat, fireplace, wired for range, domestic hot water. A most distinctly beautiful location at the end of a point having seclusion, shelter and unsurpassed views. Early possession.
Price $26,500
Ken Walters EV 5-7829 evenings

GLANFORD DRIVE BRAND NEW!!!

Why build when you can see what you are getting? Glorious new 3-bedrm bungalow. 1,200 sq ft of cosy living, lge L-shaped living and dining rooms, elec cab kit, FH basement, auto oil heating, drive-in garage. A lovely corner home in high location with view. Generous terms.
Full price $13,950
Dirk Okker, EV 5-9846 evenings

PARKLANDS DR. $1500 DOWN

Don't let this one pass. Just think—1-year-old, 2-bedroom, stucco bungalow on beautifully-landscaped grounds with lawns and view of mountains. Lge L-shaped living and dining rooms, mahogany panelled; utility, Esso oil heating unit; modern and attractive. Cupboards and closets galore, separate workshop. A gorgeous home for only $1,500 down.
Full price $10,250
Dirk Okker, EV 5-9846 evenings

"BRENTWOOD" NEW HOME ON 1¼ ACRES

Here you find a lovely stucco N.H.A. home only 2 minutes from Brentwood Bay in quiet surroundings, this very well built house has 3 bedrooms, large living room, dining room, and a fine electric cabinet kitchen. Full cement basement with roughed in plumbing and fireplace. Oil heat. Drive-in garage. The grounds also have stable for 2 horses and additional acreage is available adjoining the property.
Full price with $3,000 down $14,700
For details phone HARRY HOBSON of Northwestern Securities of Victoria Ltd. Phone EV 5-6741 anytime.

WATERFRONT

SEA view, SECLUDED garden, 2 bedrms, auto oil heat, TRULY a GRACIOUS home for $21,000
on easy terms.
MRS. SIMPSON, EV 5-6741 or EV 5-3542. Northwestern Securities of Victoria Ltd.

COSY COMFORT

Modern stucco cottage, 4½ rooms, Heatilator fireplace, spotless, easily maintained, handy to all services. Small garden, excellent soil. Ideal for someone with fixed income. Cash price only $8,200. To view any time call Mr. Cleary, home EV 4-2505, office, EV 3-7174, F. N. Cabledu Ltd.

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

COSY COTTAGE GORGE AREA

Ideally located for the retired couple or young family, cosy 2-bedroom stucco bungalow. Nice living room with fireplace, cabinet kitchen with dining area. Attached garage. Beautiful garden lot with fruit trees. On sewer.
Full price $6900
To view call D. Munro, GR 7-1705 or office EV 5-8704.

CITY CLOSE IN—$8600

2-bedroom bungalow in spotless condition. Located on good street. Suit retired couple.
Please call B. Walz, GR 9-6638; office EV 5-8704.

PANORAMIC VIEW! NEW! NHA!

SEE THIS BEAUTIFUL NEW 3-BEDROOM HOME JUST BEING COMPLETED. FEATURING A CATHEDRAL ENTRANCE, VALANCES AND VANITY BATHROOM. FULL BASEMENT, AUTO OIL HEAT, ON SEWER AND CLOSE TO ALL CONVENIENCES.
Full price $14,300 with $2,900 down.
Also

EXCLUSIVE $1975 DOWN NHA! NEW! CLOSE IN! IMMEDIATE OCCUPANCY

SEE THIS BRAND NEW 3-BEDROOM HOME. FEATURES THROUGH HALL, LARGE L-SHAPED LIVING AND DINING ROOM. NICE KITCHEN WITH EATING AREA. VANITY IN BATHROOM. ROUGHED-IN RUMPUS ROOM IN FULL BASEMENT. AUTO-OIL HEAT ON SEWER. CLOSE TO SCHOOLS, SHOPPING AND BUS
FULL PRICE $13,575.
TO VIEW PLEASE CALL
LEN WARDLE — LOU MOILLIET
GR 7-3348 GR 9-2620
OFFICE, EV 5-8704

Let's Face Facts

This is a home that's priced to sell. High location, only 7 yrs. old. Large landscaped lot with garden area and greenhouse. Immaculate inside and out. Full basement with drive-in garage. Living room with fireplace; electric cabinet kitchen with dining area; two bedrooms and 4-pc bathroom.
Full price is only $9700
Call now, J. Moore, EV 2-3646, EV 5-8704.

IMAGINE! 1200 sq. ft. for $13,000! NHA Mtg $72 Mo, PIT

Yes—3 bedrooms, lovely living room with fireplace, dining room, family-size kitchen with dining area. Attractive color scheme throughout. A 4-pce vanity type bathroom. Carport and storage space. No basement. An attractive bungalow on good lot, fenced rear yard. Landscaped. Only $4,000 cash required. Exclusive listing. C. Sinden, EV 3-3005; D. Dowsley, EV 5-2593 office, EV 5-8704.

You Are Really Missing Something

If you do not look this house over—Magnificent sea and Olympic view. Built to owner's specifications 2 yrs ago. There are 3 bedrooms plus den on the main floor, a lovely living room with attractive fireplace, a dining room, smart cabinet kitchen with bar and vanity-type bathroom. The full high basement has a full 4 room suite with separate entrance—living room with fireplace plus a concealed pull-down Murphy bed. 5-star kitchen. A smart 4-pc vanity-type bathroom and a full-size bedroom. Hardwood and lino tile floors. Remainder of basement contains rumpus room with fireplace, laundry room, auto oil heat. Set on a large lot well landscaped, secluded, fenced backyard with trees. A double carport rounds out this desirable property. Priced to sell at $25,950
NHA Terms.
Reasonable down payment.
C. Sinden, EV 3-3005; D. Dowsley, EV 5-2593; office EV 5-8704.

FOR SALE BY CONTRACTOR

Never Again Will Prices Be as Cheap!

$13,750

3 bedrooms - living room large kitchen - dining area

NHA CONSTRUCTION

1-year guarantee by contractor

CLOSE IN—ON SEWER

CRAIGFLOWER ROAD OPPOSITE BANFIELD PARK

Phone
H. E. FOWLER & SONS LTD.
EV-5-2496

THE ROYAL TRUST CO.

Ten Mile Point area, 2920 Sea View Road. Large, attractive, 6-room stucco bungalow with a shake roof. Consisting of a through hall, large living room, guest-size dining room, cabinet kitchen, 2 bedrooms, one twin-size; also den or third bedroom. Attached garage. Electric heating. Property approx. 107'x350'.
$5,000 down. Price $14,900
Mr. Coles
THE ROYAL TRUST COMPANY
1205 Government St. EV 3-4126
Evenings EV 2-8752

IMMEDIATE POSSESSION — OWNER living in Winnipeg. Let me show you this lovely home anytime, with 1,300 sq. ft., 6 well-proportioned rooms, 2 bedrms and sun room or den 11x8, lge dining rm and living rm with FP and kitchen with sun patio. High dry bsmt, oil hot-water heat. Double lot 146'x200'. Lots of fruit and shade trees. Land worth $5,000. Full price only $15,800. In excellent shape. Move right in. To view phone Mr. Cleary, home EV 4-2505, F. N. Cabledu Ltd. Ph. EV 3-7174.

RANDALL'S LIMITED

PLAYFAIR PARK

This 4-year-old bungalow adjoins this park area and has living room with fireplace, separate dining room, cabinet electric kitchen with nook, thru halls, vanity type bathroom, three bedrooms, full basement with rumpus room, drive-in garage and Oil-O-Matic heat. Close to Catholic school. Has 5½% mortgage of $9,500
Full price $15,000
Open to offers.

— NEW —

2-bedroom home in good residential area, has a step-saver kitchen, good-size living room with fireplace, not too large lot, but good view, oil heat with full basement, drive-in garage.
Full price $10,900
Clear title. Open to offers.
To view above two properties,